

# RIVERFRONT FACTORY

*Pittsfield, Maine*



**LandVest®**

22 Bay View Street  
Camden, Maine 04843  
207-236-3543



Located on the Sebasticook River, this building was originally a mill (built ca. 1900) and was more recently put into operation as a shoe manufacturing facility. It includes an attractive, historic multi-story building with a 5-story tower, and a one-story building that was added in the mid-1960s. The complex totals approximately 172,500 square feet and is set on 31.6± acres of open land.

**KEY DATA:**

**LAND:** Open, campus setting with 31.6± acres

**ROAD FRONTAGE:** 768' ± and 50'± on SAS Street; 198'± on Madawaska Avenue; 633.7' ± on Waverly Avenue and 4th Street.

**PARKING:** Paved open parking lot for 100+ vehicles

**STRUCTURES:** Multi-story building (ca. 1900) and one-story building (ca. 1967).

**GROUND FLOOR AREA:** 116,750± square feet (includes 825 ± sq. ft. of accessory structures)

**GROSS AREA:** 172,500± square feet

**MAP AND LOT:** Town of Pittsfield Map 33, Lots 4, 5, 6, and 9

**ZONING:** Riverfront District with Shoreland Stream Protection overlay

**DEED:** Book 4236, Pages 56 and 59

**TAXES (2011):**

Lot 4 - \$9,755.50

Lot 5 - \$31,160.32

Lot 6 - \$664.09

Lot 9 - \$605.02

Total - \$42,184.93

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Descriptions, images and design; ©Copyright LandVest Inc., 2012. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Listing #ME1034.

LISTED EXCLUSIVELY WITH LANDVEST

\$1,200,000

TERRY SORTWELL

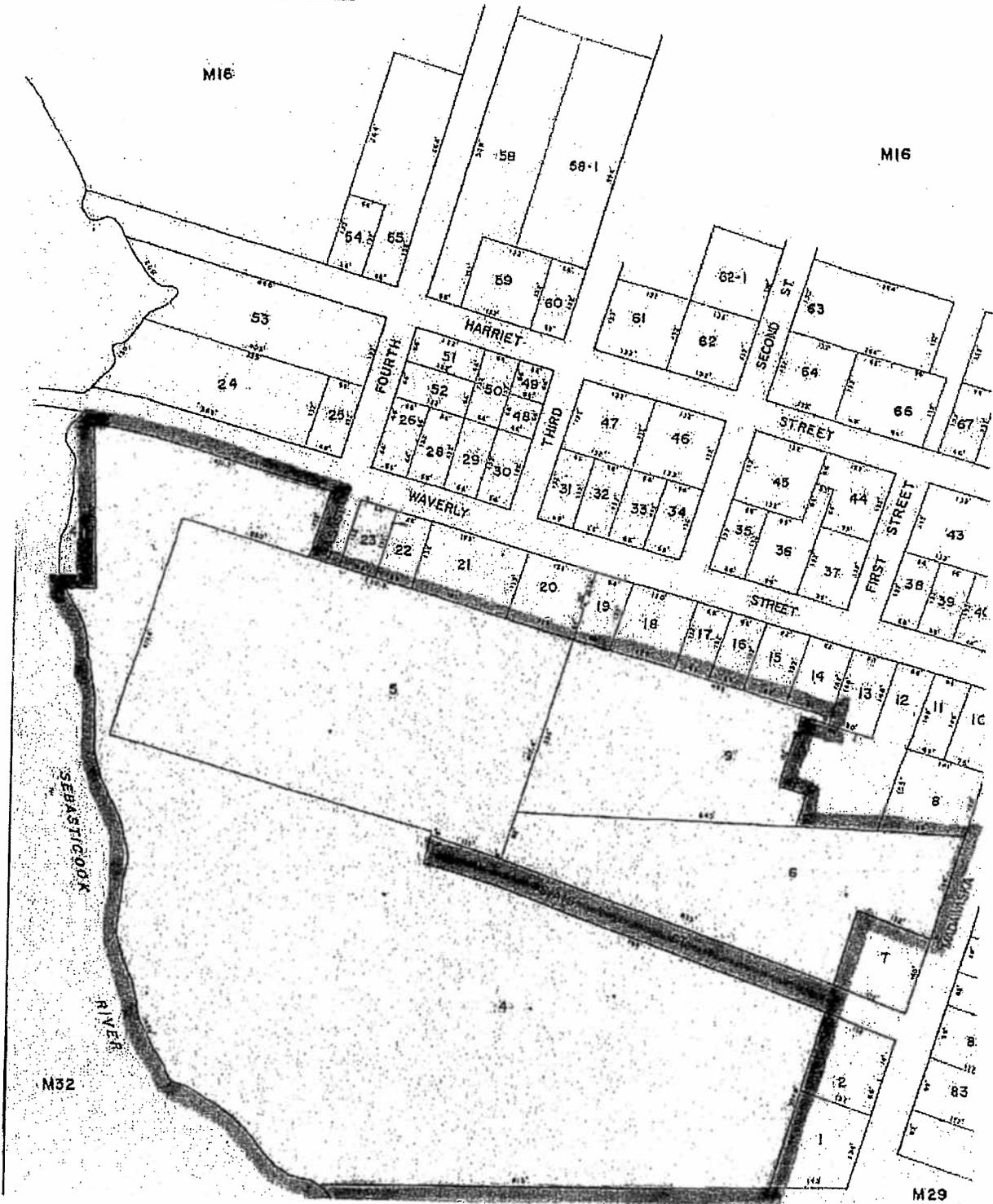
207-236-3543

tsortwell@landvest.com

EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

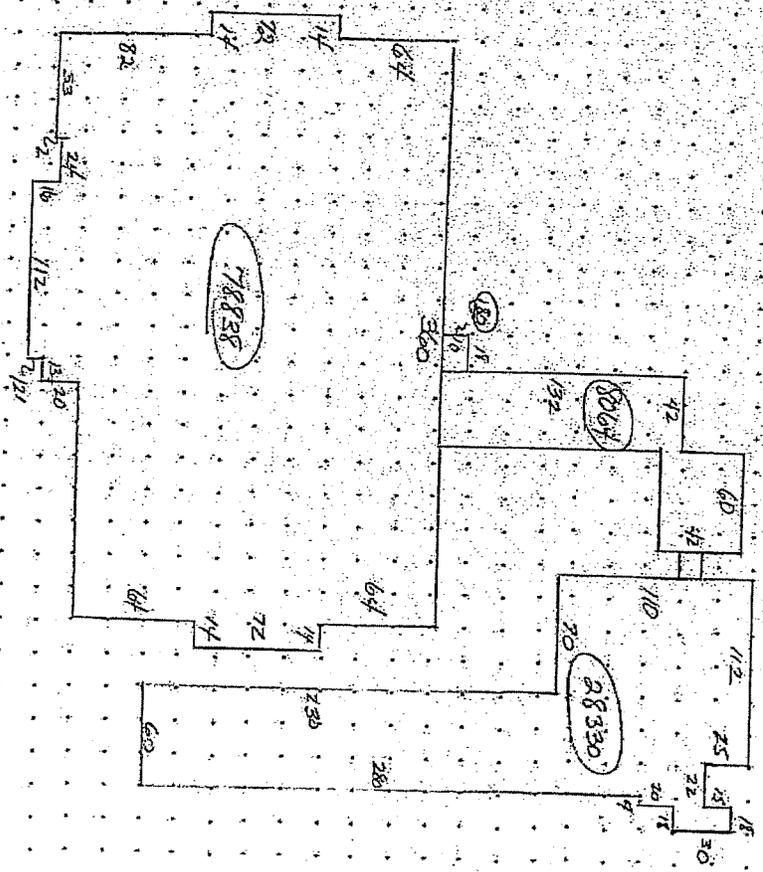
**LandVest**  
22 BAY VIEW STREET  
CAMDEN, MAINE 04843  
207-236-3543  
www.landvest.com

**PORTION OF TAX MAP #33**



MAP 33 LOT 445

ACCOUNT NO. 13024 1220 ADDRESS 515 DRIVE CARD NO. OF



W. A. V. E. R. L. Y. A. V. I. E.

TRUSTEES' DEED  
Maine Short Form

NO TRANSFER TAX

REGINA P. ARMSTRONG, TRUSTEE OF THE ARMSTRONG FAMILY TRUST, by the power conferred by law, and every other power, for one dollar and other valuable consideration, grants to MTC HOLDINGS, LTD., a limited partnership organized in the State of Texas of Bexar County, San Antonio, Texas, with a mailing address of 19206 Huebner Road, Suite 101, San Antonio, TX 78258, the land with the buildings thereon in Pittsfield, Somerset County, Maine, situated in said Pittsfield, and bounded and described as follows:

**BEGINNING** at an iron pin in the ground, South of Waverly Avenue and West of Fourth Street, said iron pin is located one hundred sixty-eight and two tenths (168.2) feet west of the southeast corner of the factory building of Northeast Shoe Co., Inc. and thirty (30.0) feet south of the south face of pilasters along the south wall of said factory;

**THENCE** easterly parallel to and thirty (30) feet south of the South face of said pilasters a distance of seven hundred thirty and forty-eight hundredths (730.48) feet to an iron pine;

**THENCE** southerly at right angles to last mentioned line a distance of four hundred seventeen and forty-two hundredths (417.42) feet to an iron pin;

**THENCE** westerly at right angles to last mentioned line a distance of seven hundred thirty and forty-eight hundredths (730.48) feet to an iron pin;

**THENCE** northerly at right angles to last mentioned line a distance of four hundred seventeen and forty-two hundredths (417.42) feet running along the east face of the Shipping Room building to the point of beginning. Containing seven (7) acres.

Being the same premises as described in the deed of the Inhabitants of the Town of Pittsfield to Penobscot Shoe Company dated December 1, 1981 and recorded in Somerset County Registry of Deeds, Book 1021, Page 6.

Together with a right of way for all purposes over Fourth Street extended southerly from Waverly Avenue to the aforescribed lot, and in addition an easement for drainage pipes westerly from the aforescribed lot across lands of Pine Tree Associates, Inc. to the Sebasticook River.

Subject, however, to the conditions, obligations and restrictions contained in the deed of Ida Medwed to Pine Tree Associates, Inc. dated August 1, 1950 and recorded in the Somerset County Registry of Deeds, Volume 531, Page 6.

SEE ALSO deed from Penobscot Shoe Company to Terry Armstrong recorded at Book 1311, Page 134 in the Somerset County Registry of Deeds.

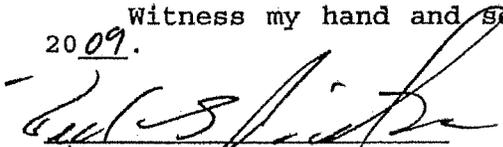
SEE ALSO Notice of Appointment of Domiciliary Foreign Personal Representative for Somerset County Probate Court, Docket No. 09-001 recorded in the Somerset County Registry of Deeds in Book 4106, Page 31.

FOR FURTHER REFERENCE see Somerset County Probate Court Order (Docket 09-001) dated April 8, 2009 (Judge Alsop) wherein the Probate Court determined that property described in the deed recorded at Book 1311, Page 134 was an asset of the Estate of Terrance Douglas Armstrong. See Order recorded at Book 4121, Page 221 in the Somerset County Registry of Deeds.

See recorded abstract of trust for the Armstrong Family Trust recorded at Book 1787, Page 4101 in the Somerset County Registry of Deeds.

See also deed from Regina Rose Parsons Armstrong, personal representative of the Estate of Terrance Douglas Armstrong, to Regina P. Armstrong, Trustee of the Armstrong Family Trust, to be executed and to be recorded in the Somerset County Registry of Deeds.

Witness my hand and seal this 30<sup>th</sup> day of December, 2009.

  
Witness

  
REGINA R. ARMSTRONG,  
Armstrong Family Trust

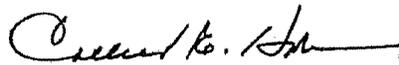
ACKNOWLEDGMENT

State of TEXAS  
County of BEXAR, ss

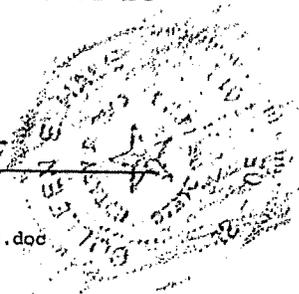
December 31, 2010<sup>09</sup>

Then personally appeared the above-named Regina P. Armstrong, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public



H:\00190\Re\Armstrong, Regina - Pittsfield\Deeds\Trustees Deed - to MTC - 7 acres -2.doc

**SEAL**

Received  
Recorded Register of Deeds  
Jan 29, 2010 11:39A  
Somerset County  
Diane M Godin

**QUITCLAIM DEED  
WITHOUT COVENANT  
Maine Short Form**

NO TRANSFER TAX

**S.A.S. PITTSFIELD, INC.**, a Texas corporation with a place of business in Pittsfield, Somerset County, Maine, for consideration paid, releases to **MTC HOLDINGS, LTD.**, a limited partnership organized in the State of Texas with a mailing address of 19206 Huebner Road, Suite 101, San Antonio, TX 78258, the land, together with any buildings and improvements thereon in Pittsfield, Somerset County, Maine, more particularly bounded and described as follows:

**BEGINNING** at a point on the southerly line of Waverly Avenue in said Pittsfield, which point is the northwesterly corner of land described in a deed from Textile Realty Company to Wilbur C. Knowles, et al., recorded in Somerset Registry of Deeds, Volume 418, Page 70;

**THENCE** North 65 degrees 23 minutes 30 seconds West by and along the southerly line of Waverly Avenue, a distance of four hundred fifty-one and seven tenths (451.7) feet to a point which is North 85 degrees, 53 minutes, 30 seconds East a distance of thirty-two and eighty-three hundredths (32.83) feet from a drill hole in the top of a concrete wing wall of a dam across Sebasticook River;

**THENCE** South 24 degrees, 42 minutes, 30 seconds West along a line parallel to and six feet westerly from the westerly wall of the factory on the premises herein described, a distance of three hundred (300.0) feet to a point;

**THENCE** North 65 degrees 23 minutes 30 seconds West a distance of fifty-two and five tenths (52.5) feet to the easterly high water line of Sebasticook River;

**THENCE** generally southerly by and along high water line of Sebasticook River to the northerly line of land described in a deed from Harry L. Goodrich to Ralph L. Cianchette recorded in said Registry, Volume 478, Page 214;

**THENCE** South 82 degrees, 14 minutes 30 seconds East by and along the northerly line described in said deed to Cianchette, a

distance of eight hundred eighty-one and one tenths (881.1) feet to the southwesterly corner of land described in a deed from Virgil E. Goodrich to Rae E. Butler, et al., recorded in said Registry, Volume 528, Page 18;

**THENCE** North 24 degrees 36 minutes 30 seconds East by the westerly line of said Butler land and by land along the westerly lines of lots conveyed by Virgil E. Goodrich described in deeds recorded in said Registry Volume 528, Page 384; Volume 523, Page 302; and Volume 541, Page 461, a distance of three hundred four and eight tenths (304.8) feet to the northwesterly corner of the lot described in a deed from said Goodrich to Frederick C. Savage recorded as aforesaid in Volume 541, Page 461;

**THENCE** South 65 degrees, 23 minutes, 30 seconds East by the northerly line of said Savage, a distance of one hundred thirty-two (132.0) feet to the westerly line of North Main Street;

**THENCE** North 24 degrees 36 minutes 30 seconds East by the westerly line of North Main Street, a distance of eight (8.0) feet to the southeasterly corner of land described from Pine Tree Associates, Inc., to Inhabitants of the Town of Pittsfield, recorded in Volume 786, Page 263;

**THENCE** North 65 degrees 23 minutes 30 seconds West by and along the southerly line described in said deed to Inhabitants of Town of Pittsfield, a distance of nine hundred (900.0) feet to a point;

**THENCE** North 24 degrees 36 minutes 30 seconds East by and along the westerly line of said deed to Inhabitants of Town of Pittsfield, a distance of fifty (50.0) feet to a point;

**THENCE** South 65 degrees 23 minutes 30 seconds East by the northerly line of said land of Inhabitants of Town of Pittsfield, a distance of nine hundred (900.0) feet to the westerly line of North Main Street;

**THENCE** North 24 degrees 36 minutes 30 seconds East by the westerly line of said street, a distance of eight (8.0) feet to the southeasterly corner of the premises described in a deed from Virgil E. Goodrich to David P. Groves recorded in said Registry, Volume 544, Page 161;

**THENCE** North 65 degrees 23 minutes 30 seconds West by said Groves' land, a distance of one hundred thirty-two (132.0) feet to a point;

**THENCE** North 24 degrees 36 minutes 30 seconds East by said Groves' westerly line, a distance of one hundred thirty-two (132.0) feet to a point;

**THENCE** South 65 degrees 23 minutes 30 seconds East by the northerly line of said Groves' land a distance of one hundred thirty-two (132.0) feet to the westerly line of North Main Street;

**THENCE** North 24 degrees 36 minutes 30 seconds East by and along the westerly line of North Main Street a distance of one hundred ninety-eight (198.0) feet to the southeasterly corner of land described in a deed from Textile Realty Company to Lewis A. McFarland, recorded in said Registry, Volume 423, 166;

**THENCE** North 80 degrees 53 minutes 30 seconds West by the southerly line of said McFarland land to the easterly line of First Street as said street is shown on a plan recorded in said Registry, Volume 219, Page 118;

**THENCE** North 24 degrees 36 minutes 30 seconds East by and along the easterly line of said First Street, a distance of eighty-three and two tenths (83.2) feet to the southeasterly corner of land described in a deed from Pine Tree Associates, Inc., to John W. Rogers recorded in Volume 812, Page 838;

**THENCE** North 65 degrees 23 minutes 30 seconds West by said Rogers' land, a distance of twenty-nine (29.0) feet to said Rogers' southwest corner;

**THENCE** North 24 degrees 36 minutes 30 seconds East by the westerly line of said Rogers' land, a distance of one hundred thirty-two (132.0) feet to the northerly line of land described in the second parcel at a deed from Ida Medwed to Pine Tree Associates, Inc., recorded in said Registry, Volume 531, Page 6;

**THENCE** North 65 degrees 23 minutes 30 seconds West by and along the northerly line described in said deed from Medwed, a distance of nine hundred thirty-six and three tenths (936.3) feet to the southwesterly corner described in the aforementioned deed from Textile Realty Company to Wilbur C. Knowles, recorded in Volume 418, Page 70;

**THENCE** North 24 degrees 36 minutes 30 seconds East by the westerly line of said Knowles' land, a distance of one hundred thirty-two (132.0) feet to the point of beginning, enclosing (31.6 acres).

Bearings referenced herein are calculated from a traverse oriented to magnetic north, January 1984, established for a survey of the within described lot by Plisga & Day, Land Surveyors.

**EXCEPTING** the following from the above-described premises:

**BEGINNING** at an iron pin in the ground, South of Waverly Avenue and West of Fourth Street, said iron pin is located 168.2 feet West of the Southeast corner of the factory building of Northeast Shoe Co., Inc. and 30 feet South of the South face of pilasters along the South wall of said factory;

**THENCE** easterly parallel to and 30 feet South of the South face of said pilasters a distance of seven hundred thirty and forty-eight hundredths (730.48) feet to an iron pin;

**THENCE** Southerly at right angles to last mentioned line a distance of four hundred seventeen and forty-two hundredths (417.42) feet to an iron pin;

**THENCE** Westerly at right angles to last mentioned line a distance of seven hundred thirty and forty-eight hundredths (730.48) feet to an iron pin;

**THENCE** northerly at right angles to last mentioned line a distance of four hundred seventeen and forty-two hundredths (417.42) feet running along the East face of the Shipping Room building to the point of beginning. Containing seven acres.

The excepted parcel being the same premises as described in the deed of the Inhabitants of the Town of Pittsfield to Penobscot Shoe Company dated December 1, 1981, and recorded in Somerset County Registry of Deeds, Book 1021, Page 6.

Also conveying all right, title, and interest which the grantor may have in and to the following:

- (a) rights in common with others to use Fourth Street as said rights are identified in a deed from Ida Medwed to Pine Tree Associates, Inc., recorded in Volume 531, Page 6;
- (b) rights to a three foot strip northerly of the northerly line described in the second parcel of said deed recorded as aforesaid in Volume 531, Page 6;

- (c) rights in a right of way over a strip of land across the southerly end of lots numbered one, two, three, and four marked "road" on a plan entitled "Plan of Waverly Mills, Pittsfield, Maine, etc.," by John Franklin L.E., recorded in Somerset Registry of Deeds, Plan Book 7, Page 29;
- (d) the rights to acquire water rights from the Town of Pittsfield and the benefit of conditions relative to the preservation of the Waverly Mill or its foundation as set out in said deed from Ida Medwed, recorded as aforesaid in Volume 531, Page 6;
- (e) the rights, if any, in and to that portion of the Sebasticook River below high water line as it adjoins the premises herein described.

The within described lot is conveyed subject to the following:

- (1) a right of way twelve (12) feet in width and fifty (50) feet in length in the northwesterly-most corner of the premises herein conveyed as described in a deed to the Inhabitants of the Town of Pittsfield, which conveyance is made for the purpose of establishing the common boundary between the premises herein described and lands of said Inhabitants;
- (2) a right of way for all persons entitled thereto three (3) feet in width southerly of and adjacent to the northerly boundary described in said deed from Medwed, recorded as aforesaid in Volume 531, Page 6;
- (3) the conditions, obligations and restrictions relative to water, sewer and gas lines as recited in deeds recorded in said Registry, Volume 423, Page 166, and Volume 475, Page 544;
- (4) the rights of the public in the streets shown on a plan recorded in said Registry, Volume 219, Page 118;
- (5) pole line easements granted to Central Maine Power Company, by instruments recorded in said Registry, Volume 491, Page 192, and Volume 794, Page 699;
- (6) an easement for a sewer line across the within described lot granted to the Town of Pittsfield as described in said Registry, Volume 861, Page 808;
- (7) All conditions, obligations and restrictions contained in the deed of Waverly Realty Company to Ida Medwed

dated April 24, 1950 and recorded in Volume 527, Page 484;

- (8) Right of way and drainage pipe easement granted to Northeast Shoe Co., Inc. by Pine Tree Associates, Inc. by deed recorded in Book 737, Page 391.

The within-described lot being a portion of a tract formed from parcels identified as follows:

- (i) Ida Medwed to Pine Tree Associates, Inc., dated August 1, 1950, recorded in Somerset Registry of Deeds, Volume 531, Page 6;
- (ii) First National Bank of Pittsfield to Pine Tree Associates, Inc., dated January 7, 1966, recorded in said Registry, Volume 732, Page 263.

SEE DEED of Terry Armstrong to S.A.S. Pittsfield, Inc. recorded in the Somerset County Registry of Deeds at Book 1126, Page 128.

EXCEPTING AND RESERVING THEREFROM a rectangular lot of land being approximately twenty-four (24.0) feet wide by one hundred thirty-two (132.0) feet long bounded and described as follows:

**BEGINNING** at an iron pin recessed in a paved driveway, said iron pin marking the Northwest corner of the second parcel described in a Warranty Deed from Russell W. Abbott and Gloria V. Abbott to Ernest A. Campbell and Helen E. Campbell, dated January 16, 1987, and recorded in the Somerset County Registry of Deeds in Book 1320, Page 259;

**THENCE** proceeding in a generally westerly direction in a continuation of the northerly line of the second parcel described in the above referenced deed, a distance of twenty-four (24) feet, more or less, to a wood stake set in the ground near a utility pole;

**THENCE** proceeding at right angles to the first described bound, in a generally southerly direction and parallel to the westerly line of the second parcel in the above referenced deed, a distance of one hundred thirty-two (132.0) feet, more or less, to a wood stake;

**THENCE** proceeding at right angles in a generally easterly direction and parallel to the first bound described above, a distance of twenty-four (24.0) feet, more or less, to an iron pin marking the southwest corner of the second parcel

in the above referenced deed;

**THENCE** proceeding in a generally northerly direction along the westerly line of the second parcel in the above described deed, a distance of one hundred thirty-two (132.0) feet, more or less, to the point of beginning.

MEANING AND INTENDING to convey a rectangular parcel of land twenty-four (24.0) feet wide by one hundred thirty-two (132.0) feet long and abutting the westerly line of the second parcel in the above referenced deed.

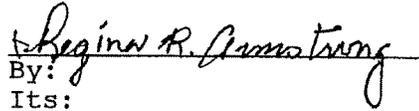
SEE DEED of Terry Armstrong to S.A.S. Pittsfield, Inc., dated February 29, 1984 and recorded in the Somerset County Registry of Deeds at Book 1126, Page 128.

SEE ALSO deed from S.A.S. Pittsfield, Inc. to Ernest A. Campbell and Helen E. Campbell recorded at Book 1800, Page 151 in the Somerset County Registry of Deeds.

Witness my hand and seal this 30<sup>th</sup> day of December, 2009.

  
Witness

S.A.S. PITTSFIELD, INC.

  
BY:  
Its:

**ACKNOWLEDGMENT**

State of TEXAS  
County of BERAR, ss December 30, 2009

Then personally appeared the above-named REGINA R. ARMSTRONG and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity.

Commission Expires: 12/5/11

  
Notary Public

COLLEEN E. HALE  
Printed Name of Notary

Received  
Recorded Register of Deeds  
Jan 29, 2010 11:39A  
Somerset County  
Diane M Godin

